

LEASE

THIS LEASE, made and executed in triplicate this 6th day of July, 1959, pursuant to the order of the Board of County Commissioners of King County, State of Washington, directing such lease, and recorded in Volume 63, Page 40, of the Records of King County Commissioners, by and between KING COUNTY, a municipal corporation, as Lessor, and F. D. BRYNER, as Lessee,

WITNESSETH:

1. That the Lessor, in consideration of the rents and covenants hereinafter mentioned, does hereby lease and demise unto the Lessee, and the said Lessee does hereby lease the following described premises situated on King County Airport, Boeing Field, in the County of King, State of Washington, to-wit:

← Beginning at a point on the center line of Airport Way, in the Southeast Quarter (¼) of Section 28, Township 24 North, Range 4 East, Willamette Meridian, in King County, Washington, and said point being marked by a City of Seattle Monument in a case at the Northerly end of a curve on said Airport Way; thence South 51°08'37" West along radius of said curve a distance of 30. feet to the East boundary line of King County Airport; thence North 38°51'23" West a distance of 526.60 feet to the TRUE POINT OF BEGINNING; thence South 51°08'37" West a distance of 90. feet; thence North 38°51'23" West a distance of 16. feet; thence North 51°08'37" East a distance of 90. feet; thence South 38°51'23" East a distance of 16. feet to the TRUE POINT OF BEGINNING; an area containing 1440. square feet more or less,

with appurtenances, for a term of thirty-five (35) years beginning on the first day of July, 1959, and ending on the thirtieth day of June, 1994.

2. The rental to be paid for said premises shall be at the rate of \$3.04 per square foot per year for a total of \$57.60 per annum, and shall be paid in the following manner, to-wit: The sum of \$14.40 upon execution of this lease, the receipt of which is hereby acknowledged, and \$4.80 on the first day of each and every month thereafter to and including the first day of April, 1994. From the \$14.40 paid upon execution hereof, the sum of \$4.80 shall apply in payment of the rent for the first month and the balance of \$9.60 shall be applied, in the event the Lessee shall perform all of the covenants herein to be performed by the Lessee, as rent for the last two months of the term hereof.

3. If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon ten (10) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and the Lessee's equity in any and all improvements placed on the property by the Lessee shall then become the property of the Lessor.

4. This lease shall not be assigned or subleased unless such assignment or sublease shall first be authorized by resolution of said Board of County Commissioners and the consent in writing of at least the majority of the members of said Board of County Commissioners be endorsed upon this lease.

5. Lessee agrees that at the expiration of the first five-year period of the term of this lease, and at the commencement of each and every five-year period of said term thereafter, the rental to be paid by the Lessee for and during each and every subsequent period respectively shall be readjusted and fixed, either by agreement between the Board of County Commissioners of King County and the Lessee or by the method of arbitration as provided in Chapter 41 of the Laws of 1951 of the State of Washington, to which full reference is herein made as if the chapter were fully set forth herein.

6. In the event of default by Lessee resulting in a forfeiture of this lease under any of the terms and conditions herein contained, all of the rentals paid under this lease shall be forfeited to the Lessor and shall be and remain the property of the Lessor as liquidated damages; and the Lessee, or its assignee, shall forfeit all rights and equity in any and all improvements upon said leased premises at the date of forfeiture, and upon such forfeiture, the Lessor shall have the right to re-enter said premises and take full and absolute possession thereof.

7. The leased premises are subject to the following restrictions:

The property may be used only for parking or such material storage as may be approved by the Manager of the King County Airport. Provided, that this restriction may be cancelled at such time as King County determines that such restriction is no longer required as a safety precaution.

8. If at any time during the life of this lease the Lessee shall use the premises for other than the purposes leased without first obtaining permission in writing from the Board of County Commissioners to do so, this lease shall be null and void.

9. It shall be the obligation of the Lessee to pay to the proper parties amounts due for electricity, water, telephone services, and all other utilities furnished to Lessee on the leased premises by such parties.

10. The Lessee also agrees that the Lessor or Lessor's agents shall be held harmless from all damages of every kind and nature whatsoever that may be claimed or accrued by reason of any accident in or about the leased premises or from the Lessee's use or occupancy of said premises, and areas adjacent thereto, or caused by acts or neglect of the Lessee or any agent or employee of the Lessee. It is agreed that neither the Lessor nor its agent shall be liable for the death of or injury to any person in or about the premises, or for the loss of or damage to property of the Lessee. The Lessor shall not be liable to the Lessee or to any person for claims arising from any defect in the construction or the present condition of the premises, whether known or unknown, or for damage by storm, rain or leakage.

11. The Lessor, by and through its Board of County Commissioners, reserves the right to cancel this lease upon six (6) months' notice in writing to the Lessee or the persons in possession of the premises if the premises are required by the Lessor for the improvement or development of Boeing Field, and under such cancellation the Lessee or such persons in possession of the premises shall be reimbursed by the Lessor for the value of any improvements placed on the premises by the Lessee. In the event that the Lessor and the Lessee cannot agree upon the value of any improvements placed upon the premises herein described by the Lessee, the Lessor and the Lessee shall submit to have such value adjusted by arbitration in the manner following, to-wit: "The Lessee shall select one arbitrator and the Lessor shall select one, and the two so chosen shall select a third and such value shall be conclusively fixed by said Board of Arbitrators."

12. The Lessee shall allow Lessor and Lessor's agents free access to said premises at all reasonable times for the purposes of inspection of the same or of making repairs or alterations in the course of maintaining the airport and its facilities.

13. The Lessee shall have the right during the term of this lease to erect signs upon the premises hereby leased, provided that such signs be first approved in writing by the Lessor or its agent, and such signs so erected must be maintained in good condition and appearance.

14. Lessee in the conduct of its business in and on said premises will abide by and be governed by the rules and regulations promulgated by the Board of County Commissioners for King County, and the United States Government or any department thereof, and/or the State of Washington or any department thereof, for the governing of said Boeing Field.

15. The Lessee agrees that if any agent or employee of the Lessee employed on the premises herein described shall be found to be unsatisfactory by reason of his acts or omissions on said Boeing Field, said agent or employee shall be promptly removed from the airport by the Lessee upon written notice to that effect signed by the Board of County Commissioners.

16. This lease is made pursuant to authority of Chapter 87, Laws of 1901; Chapter 162, Laws of 1913; Chapter 110, Section 2, Laws of 1941; Chapter 41, Laws of 1951; and Chapter 178, Laws of 1953 of the State of Washington, and all amendments thereto, and said laws are hereby and now incorporated in this lease and made a part hereof as fully as if set out word for word herein. This lease is also made subject to the limitations, restrictions and conditions of that Instrument of Transfer dated May 26, 1948, between the United States of America and King County, Washington, a municipal corporation.

IN WITNESS WHEREOF, this lease is executed in triplicate on behalf of King County, the Lessor, by the Board of County Commissioners, and the County Auditor, attested by his seal of office, and also executed by the Lessee on the day and year first above mentioned.

COUNTY OF KING, STATE OF WASHINGTON

HOWARD ODELL

Ed Munro
ED MUNRO

Scott Wallace
SCOTT WALLACE

BOARD OF COUNTY COMMISSIONERS
KING COUNTY, WASHINGTON

LESSOR

ATTEST:

ROBERT A. MORRIS, Clerk of Board

BY: *Ralph R. Stender*
DEPUTY

F. D. Bryner
F. D. BRYNER

LESSEE

Approved as to form and legality this 31 day of July, 1959.

CHARLES O. CARROLL, Prosecuting Attorney

BY: *CR Jonez*
Deputy

STATE OF WASHINGTON)
COUNTY OF KING } SS

ym On this 6th day of July, 1959, before me personally appeared HOWARD ODELL, ED MUNRO AND SCOTT WALLACE, to me known to be the County Commissioners of King County, Washington, and who together constitute the Board of County Commissioners of King County, Washington, the municipal corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the official seal of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Yvonne Monk
Notary Public in and for the State
of Washington, residing at Seattle

STATE OF WASHINGTON)
COUNTY OF KING } SS

On this 23 day of June, 1959, before me personally appeared F. D. BRYNER, to be known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was qualified to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Joan M. Lewis
Notary Public in and for the State
of Washington, residing at Seattle